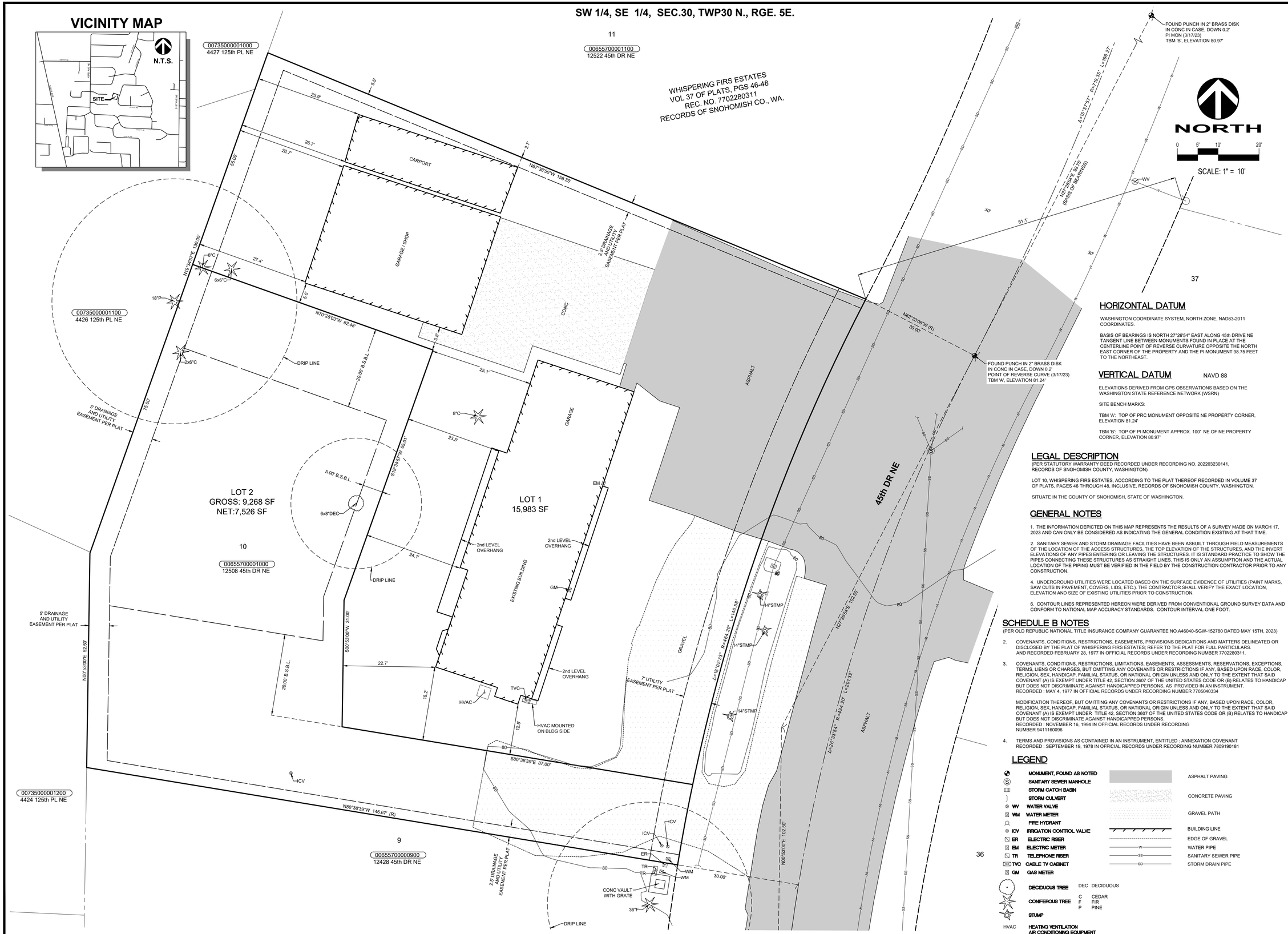
VICINITY MAP



HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011 COORDINATES.

BASIS OF BEARINGS IS NORTH 27°26'54" EAST ALONG 45th DRIVE NE TANGENT LINE BETWEEN MONUMENTS FOUND IN PLACE AT THE CENTERLINE POINT OF REVERSE CURVATURE OPPOSITE THE NORTH EAST CORNER OF THE PROPERTY AND THE PI MONUMENT 98.75 FEET TO THE NORTHEAST.

VERTICAL DATUM

NAVD 88

ELEVATIONS DERIVED FROM GPS OBSERVATIONS BASED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

SITE BENCH MARKS:

TBM 'A': TOP OF PRC MONUMENT OPPOSITE NE PROPERTY CORNER, ELEVATION 81.24'

TBM 'B': TOP OF PI MONUMENT APPROX. 100' NE OF NE PROPERTY CORNER, ELEVATION 80.97'

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 202203230141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON)

LOT 10, WHISPERING FIRS ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37 OF PLATS, PAGES 46 THROUGH 48, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 17, 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

2. SANITARY SEWER AND STORM DRAINAGE FACILITIES HAVE BEEN ASBUILT THROUGH FIELD MEASUREMENTS OF THE LOCATION OF THE ACCESS STRUCTURES, THE TOP ELEVATION OF THE STRUCTURES, AND THE INVERT ELEVATIONS OF ANY PIPES ENTERING OR LEAVING THE STRUCTURES. IT IS STANDARD PRACTICE TO SHOW THE PIPES CONNECTING THESE STRUCTURES AS STRAIGHT LINES. THIS IS ONLY AN ASSUMPTION AND THE ACTUAL LOCATION OF THE PIPING MUST BE VERIFIED IN THE FIELD BY THE CONSTRUCTION CONTRACTOR PRIOR TO ANY CONSTRUCTION.

4. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

6. CONTOUR LINES REPRESENTED HEREON WERE DERIVED FROM CONVENTIONAL GROUND SURVEY DATA AND CONFORM TO NATIONAL MAP ACCURACY STANDARDS. CONTOUR INTERVAL ONE FOOT.

SCHEDULE B NOTES

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GUARANTEE NO.A46040-SGW-152780 DATED MAY 15TH, 2023)

2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PROVISIONS DEDICATIONS AND MATTERS DELINEATED OR DISCLOSED BY THE PLAT OF WHISPERING FIRS ESTATES; REFER TO THE PLAT FOR FULL PARTICULARS. AND RECORDED FEBRUARY 28, 1977 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7702280311.

3. COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, ASSESSMENTS, RESERVATIONS, EXCEPTIONS, TERMS, LIENS OR CHARGES, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT. RECORDED : MAY 4, 1977 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7705040334

MODIFICATION THEREOF, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. RECORDED : NOVEMBER 16, 1994 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9411160096

4. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED : ANNEXATION COVENANT RECORDED : SEPTEMBER 19, 1978 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7809190181

LEGEND

	MONUMENT, FOUND AS NOTED	ASPHALT PAVING
S	SANITARY SEWER MANHOLE	
	STORM CATCH BASIN	CONCRETE PAVING
	STORM CULVERT	
WV	WATER VALVE	GRAVEL PATH
WM	WATER METER	
	FIRE HYDRANT	
ICV	IRRIGATION CONTROL VALVE	BUILDING LINE
ER	ELECTRIC RISER	EDGE OF GRAVEL
EM	ELECTRIC METER	W — WATER PIPE
TR	TELEPHONE RISER	SS — SANITARY SEWER PIPE
TVC	CABLE TV CABINET	SD — STORM DRAIN PIPE
GM	GAS METER	

	DECIDUOUS TREE	DEC DECIDUOUS
	CONIFEROUS TREE	C CEDAR F FIR P PINE
	STUMP	
HVAC	HEATING VENTILATION AIR CONDITIONING EQUIPMENT	

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20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

PRELIMINARY

BAZARA SHORT PLAT
12508 45th DRIVE NE, MARYSVILLE, WA.

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DATE:

PRELIMINARY

CHECKED BY:
DESIGNED BY:
DRAWN BY: VVB

FIRST SUBMITTAL DATE: 06/22/2023

PROJECT NO.
OWDV02870001

SHEET NO.
1 OF 1

Plot Date: 6/22/2023 1:00 PM By: Aaron Jennings
Save Date: 6/21/2023 11:48 AM By: Adj File: P:\OWDV\02870001\0400\CAD\SV\BASES\SV-sp-OWDV0287.dwg